

Prepared by and Return to:  
Hugh H. Armistead, Attorney, MS Bar No. 1615  
6879 Crumpler Boulevard, Suite 100  
Olive Branch, MS 38654  
662-895-4844

**HUGH H. ARMISTEAD, SUBSTITUTE TRUSTEE**  
6879 Crumpler Boulevard, Suite 100, Olive Branch, MS 38654  
Business No.: (662) 895-4844

**GRANTOR,**

**TO**

**SUBSTITUTE TRUSTEE'S DEED**

**COMMUNITY BANK, NORTH MISSISSIPPI,**  
A Mississippi Banking Corporation,  
475 E. Commerce Street, Hernando, MS 38632  
Business No.: (662) 429-8484

**GRANTEE**

**INDEXING INSTRUCTIONS:**

78.54 acres, more or less, situated in the Southeast Quarter of Section 20, Township 2 South, Range 7 West, DeSoto County, Mississippi, LESS AND EXCEPT: Lots 14, 15, 16, 19, 26, 38, 39, 41, 43, 47, 54, 56 and 60, Section "A", Shetland Garden Subdivision, situated in Section 20, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 105, at Pages 16-18, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, on December 21, 2005, Shetland Garden, LLC executed a Deed of Trust to Simon F. Weir II, Trustee for the benefit of Community Bank, N. A., which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book No. 2379, at Page 476, corrected and re-recorded at Deed of Trust Book No. 3282, at Page 375, to which reference is herein made; and

WHEREAS, Community Bank, North Mississippi, successor in interest to Community Bank, N. A., substituted and appointed Hugh H. Armistead as Substitute Trustee in and for the above described Deed of Trust pursuant to said Deed of Trust and the indebtedness secured thereby, in lieu and in place of the aforesaid Trustee, Simon F. Weir II, by instrument dated the 1st day of November, 2010, and filed in Deed of Trust Book No. 3235, at Page 709, and by further instrument dated the 26<sup>th</sup> day of April, 2011, and filed in Deed of Trust Book No. 3298, at Page 28, in the land records of the Office of the Chancery Clerk of DeSoto County, Mississippi; and

**WHEREAS**, default having been made in payment of the indebtedness secured by said Deed of Trust, and the holder of the Note and Deed of Trust having requested the undersigned Substitute Trustee to sell said land and property in accordance with the terms of said Deed of Trust.

**THEREFORE**, in consideration of the premises, **I, Hugh H. Armistead, Substitute Trustee**, pursuant to said request, on **Wednesday, June 1, 2011**, between the legal hours of 11:00 o'clock A.M. and 4:00 o'clock P.M., at the East door of the County Courthouse of DeSoto County, at Hernando, Mississippi, offered for sale and sold at public outcry to **COMMUNITY BANK, NORTH MISSISSIPPI, a Mississippi Banking Corporation**, it having made the highest bid for cash in the amount of **One Million Four Hundred Twenty-One Thousand Four Hundred and 00/100 Dollars (\$1,421,400.00)**, the following described land and property, situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

**78.54 acres, more or less, situated in the Southeast Quarter of Section 20, Township 2 South, Range 7 West, DeSoto County, Mississippi**, more particularly described as follows:

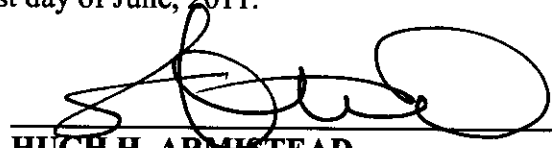
**Beginning at a point on the East right of way of Baptist Road, said point being South 89 degrees 31 minutes 12 seconds East, a distance of 37.01 feet from the Southwest corner of the Southeast Quarter of Section 20, Township 2 South, Range 7 West; thence South 89 degrees 31 minutes 12 seconds East, a distance of 1282.99 feet to a point; thence North 00 degrees 16 minutes 26 seconds West (North 00 degrees 14 minutes 49 seconds West called), a distance of 2652.81 (2661.50 feet called) feet to a point; thence North 89 degrees 35 minutes 20 seconds West (North 89 degrees 31 minutes 12 seconds West called), a distance of 1299.05 feet to a point on the East right of way of Baptist Road; thence along said right of way around a curve to the left with a radius of 13872.46 feet, a delta of 02 degrees 29 minutes 10 seconds, a distance of 601.96 feet to a point; thence continuing along said right of way around a curve to the right with a radius of 70744.23 feet, a delta of 01 degrees 39 minutes 36 seconds, a distance of 2049.69 feet to the Point of Beginning, containing 78.54 acres, more or less.**

**LESS AND EXCEPT: Lots 14, 15, 16, 19, 26, 38, 39, 41, 43, 47, 54, 56 and 60, Section "A", Shetland Garden Subdivision, situated in Section 20, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 105, at Pages 16-18, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

The time, terms and place of sale were duly advertised on May 10, May 17, May 24 and May 31, 2011; four (4) consecutive weeks immediately preceding said sale; by publication in The DeSoto Times-Tribune, a newspaper published and having a general circulation in DeSoto County, Mississippi, as shown on the Proof of Publication attached hereto and made a part hereof by reference; and by posting a Substitute Trustee's Notice of Sale upon the bulletin board of the DeSoto County Courthouse in Hernando, Mississippi, on May 9, 2011, and remaining thereon through the date of sale, June 1, 2011.

**THEREFORE**, in consideration of the sum of **One Million Four Hundred Twenty-One Thousand Four Hundred and 00/100 Dollars (\$1,421,400.00)**, cash in hand paid, I, Hugh H. Armistead, Substitute Trustee, do hereby sell, convey and warrant unto **COMMUNITY BANK, NORTH MISSISSIPPI, a Mississippi Banking Corporation**, the herein-above described land.

WITNESS MY SIGNATURE, on this the 1st day of June, 2011.



**HUGH H. ARMISTEAD,  
SUBSTITUTE TRUSTEE**

STATE OF MISSISSIPPI

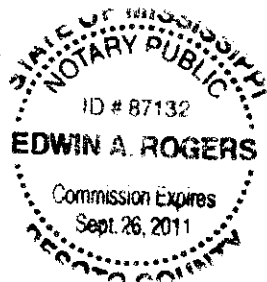
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of June, 2011, within my jurisdiction, the within named Hugh H. Armistead, who acknowledged that he is the Substitute Trustee, and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized to do so.



**NOTARY PUBLIC**

My Commission Expires: 09/26/11



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S  
NOTICE OF SALE

WHEREAS, on December 21, 2006, Shetland Garden, LLC executed a Deed of Trust to Simon F. Weir II, Trustee for the benefit of Community Bank, N.A., which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book No. 2378, at Page 478, corrected and re-recorded at Deed of Trust Book No. 3282, at Page 375, to which reference is herein made; and

WHEREAS, Community Bank, North Mississippi, successor in interest to Community Bank, N.A., substituted and appointed Hugh H. Armistead as Substitute Trustee in and for the above described Deed of Trust pursuant to said Deed of Trust and the indebtedness secured thereby, in lieu and in place of the aforesaid Trustee, Simon F. Weir II, by instrument dated the 1st day of November, 2010, and filed in Deed of Trust Book No. 3282, at Page 788, and by further instrument dated the 28th day of April, 2011, and filed in Deed of Trust Book No. 3282, at Page 28, in the land records of the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in payment of the indebtedness secured by said Deed of Trust, and the holder of the Note and Deed of Trust having requested the undersigned Substitute Trustee so to do, I will on Wednesday, June 1, 2011, offer for sale at public outcry and sell during the legal hours between the hours of 11:00 A.M. and 4:00 P.M. at the East front door of the County Courthouse of DeSoto County, Mississippi, for cash and to the highest and best bidder, the following described real property, situated in DeSoto County, Mississippi, to-wit:

78.54 acres, more or less, situated in the Southwest Quarter of Section 20, Township 2 South, Range 7 West, Mississippi, to-wit:

Volume No. 116 on the 10 day of May, 2011  
Volume No. 116 on the 17 day of May, 2011  
Volume No. 116 on the 24 day of May, 2011  
Volume No. 116 on the 31 day of May, 2011  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

*Diane Smith*

Sworn to and subscribed before me, this 31 day of May, 2011

BY *Judy Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 635 words @ .12 \$ 76.20  
B. 3 subsequent insertions of 1905 words @ .10 \$ 190.50  
C. Making proof of publication and depositing to same \$ 3.00  
TOTAL PUBLISHER'S FEE: \$ 269.70

Beginning at a point on the East right of way of Baptist Road, said point being South 89 degrees 31 minutes 12 seconds East, a distance of 37.01 feet from the Southwest corner of the Southeast Quarter of Section 20, Township 2 South, Range 7 West; thence South 89 degrees 31 minutes 12 seconds East, a distance of 1282.89 feet to a point; thence North 00 degrees 16 minutes 26 seconds West (North 00 degrees 14 minutes 49 seconds West called), a distance of 2652.81 (2651.50 feet called) feet to a point; thence North 88 degrees 35 minutes 20 seconds West (North 89 degrees 31 minutes 12 seconds West called), a distance of 1299.05 feet to a point on the East right of way of Baptist Road; thence along said right of way around a curve to the left with a radius of 12872.48 feet, a delta of 02 degrees 29 minutes 10 seconds, a distance of 601.96 feet to a point; thence continuing along said right of way around a curve to the right with a radius of 70744.23 feet, a delta of 01 degrees 39 minutes 36 seconds, a distance of 2049.69 feet to the Point of Beginning, containing 78.54 acres, more or less.

LESS AND EXCEPT: Lots 14, 15, 16, 18, 26, 38, 39, 41, 43, 47, 54, 56 and 60, Section "A", Shetland Garden Subdivision, situated in Section 20, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 105, at Pages 16-18, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I will sell and convey only such title as is vested in me as Substitute Trustee.

WITNESS my signature, this the 31st day of May, 2011.

/s/ Hugh H. Armistead  
HUGH H. ARMISTEAD, Substitute Trustee

6879 Crumpler Boulevard, Suite 100

Olive Branch, MS 38654  
662-685-4844

Publish: May 10th, 17th, 24th and 31st, 2011

